

## **Meeting with The East Bypass Development Group and Adjacent Homeowner's Associations**

Tuesday, June 27, 1995

7:00 - 9:00 PM

College Station City Hall

The purpose of this meeting was to initiate a dialogue between the owners of the property on the northeast corner of Sebesta Road and the East Bypass and the representatives of the residential subdivisions located adjacent to the property. Another purpose of the meeting was to get all parties to agree on the key issues that should be considered in the development of this property.

The meeting was facilitated by City Council Member Nancy Crouch, representatives from the Emerald Forest, Foxfire, Stonebridge, Shadowcrest and Amberlake neighborhoods and representatives of the owners of the subject property participated in the meeting. A complete list of the participants can be found attached to this document.

The group identified 15 issues that should be addressed when the property is developed. These issues were narrowed by group consensus to the five (5) most important issues. The five most important issues are:

1. The property should be developed according to the planned balance of land uses that will be reflected in the Comprehensive Plan being prepared by HOK.
2. The interests of all citizens of the City should be considered when this property is developed.
3. The property should be developed to reduce the effect of pollution on adjacent properties. This pollution includes light/glare, air pollution and noise pollution.
4. The ultimate use of the property should preserve the property values of the adjacent residential areas.
5. The development of the property should be sympathetic to the traffic impacts on surrounding areas. These traffic impacts can include:
  - a. The time the traffic visits the site;
  - b. The amount of traffic (density) attracted to the site;
  - c. The type of traffic (criminal activity, teenagers); and
  - d. The frequency of the traffic.

The participants also listed the land uses that would be acceptable and unacceptable on the site. The acceptable uses included:

1. The land uses should reflect the uses listed in the HOK Plan.
2. Planned Unit Development (PUD) with patio homes or single-family townhomes
3. M-1 Light Manufacturing
4. Government Uses
5. Churches
6. Service uses
  - a. daycare
  - b. dry cleaner
  - c. video store
  - d. pharmacy
  - e. quality restaurant
7. Light Retail
8. Retirement housing
9. Professional offices

The following uses were suggested to be unacceptable at this location:

1. - Automotive body shop
2. Apartments
3. Large retail (such as a Wal-Mart or Office Depot)
4. Auto dealers
5. Oil field supply/pipe laydown yard
6. Night Club
7. Service Station

The group agreed that the meeting was constructive and worthwhile. The group agreed to meet again once the HOK Plan has been presented which is currently scheduled to occur in mid to late August.